



Lake County Division of Planning
And Community Design

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PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator

Through: Brian T. Sheahan, AICP Chief Planner

From: Karen Rosick, Planner
Eagles Nest Mobile Home Estates– Proposing 9 RV sites on a 2+/- acre site as an accessory use to the existing mobile home park.

Date: **DRS MEETING DATE: June 14, 2007**

TYPE OF DEVELOPMENT:



Residential
Subdivision



Multi-Family
Site Plan



Commercial
Site Plan



Industrial
Site Plan



Other (specify): Mobile Home Park

Proposed Use of Property: Add 9 RV sites within the existing Mobile Home Park on approximately 66+/- acres. The 9, RV spaces would be located within a 2+/- acre tract.

The property can be described as: 36-18-24 on Eagles Nest Road in Fruitland Park. The property record card indicates that the total acres is 106 +/- however, the owner of the property indicated that the total is 66+/- acres.

LAND USE AND ZONING: The property is approximately 106+/- (acres) in size, based on the property record cards submitted with the application; however the owner has indicated that the property is actually 66+/- (acres) in size. The property is within the Suburban Future Land Use Category with a permitted maximum density of 1DU/5Acres, meeting timeliness 1DU/acre, PUD meeting Timeliness 3DU/acre. The property is zoned RMRP (mobile home rental park district).

WILL REQUIRE REZONING:

Yes



No



TO WHAT ZONING? Recreational Vehicle Park (RV). Recreational Vehicle sites are not an allowable use within the RMRP zoning.

LDRs 3.02.08 Bulk Regulations for the RV District.

A. Minimum Land Area: Campgrounds and Recreational Parks Shall contain a minimum of ten (10) acres.

WILL REQUIRE F.L.U.M. AMENDMENT:

Yes



No

The Suburban Future Land Use does not allow Recreational Vehicle Park (RV) zoning; therefore an amendment to the Future Land Use would be required.

DEVELOPMENT REVIEW (Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? No outside agency approvals have been received by this division.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? No known environmental concerns at this time.

Is an Environmental Assessment required? Yes, an environmental assessment will be required to be submitted with the preliminary plat and must meet the Land Use Regulations 6.04.00.

Landscape and other buffers provided? No landscape plan was provided, however an appropriate Landscape plan is required to be submitted at the time a Site Plan or Development application is submitted according to Section 9.01.06 LDRs.

Parking (including for bicycles), loading and waste disposal? A parking study would determine how many parking spaces would be needed.

Access Management and ROWs correct? This will be reviewed and commented on by Lake Co. Public Works Dept.

Water/sewer plans? The existing development is served by a central water system and private sewer system.

Setbacks shown/correct? LDRs 3.02.07 (B) 3. For Master Park Plans approved on or after June 1, 1992, all mobile or modular homes Shall maintain a minimum setback of ten (10) feet from the pavement edge of the interior Roads.

LDRs 3.02.07 (B) 4. For Master Park Plans approved prior to June 1, 1992, all mobile or modular homes Shall maintain a minimum setback of twenty (20) feet from the pavement edge of the interior Roads.

Open Space shown/correct? Maximum Impervious Surface Ratio (ISR) is .65% for the RMRP and RV Zoning Districts. The Maximum Impervious Surface Ratio (FAR) is 65%. The maximum height for all zoning districts is 40 feet.



Date: June 6, 2007

To: Karen Rosick

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "Eagle Nest R.V. Sites – R.V. Suites"

Section/Township/Range: 36-18-24

JPA: None

Comments: Project is to be served by central water, water supplier is not named. Sewer non-availability letter will be required at time of preliminary & site plan submittal. If obtained, septic system permitting will be through DOH and will be subject to the following:

- The proposed sites appear to be over an existing septic system location per the mobile home park permit file (35-54-00096).
- Sites for septic systems will be subject to setbacks in 64E-6 FAC and county LDRs.
- Park CUP revision may be required.
- Park must comply with Chapter 513, F.S. and Chapter 64E-15, FAC.
- Park permit modification through DOH will be required and may require further upgrades to park facilities to comply with applicable codes & statutes.

Memo

To: Karen Rosick, Planner
From: Brian Hawthorne, Fire Inspector
Date: 6/6/2007
Re: Fire Comments, Eagles Nest RV Sites- RV Suites

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Application is Sufficient.

Staff Comments:

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. An order form for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Gates to subdivisions or commercial developments, if provided shall have a clear minimum pavement width of 12'. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of (30 ft) from the public right-of-way and shall not open outward.

Every subdivider Shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows, for one and two-family dwellings:

1. Water Supply for Single and Two-Family Dwellings. In all new subdivisions, expansion of existing subdivisions, planned unit Developments, or master park plans, an adequate water supply system and an adequate water delivery system for fire protection as defined in this Section Shall be provided

(a) Water Supply System. For 1- and 2-family dwellings not exceeding 2 stories in height, the following Needed Fire Flows shall be used.

TABLE INSET:

Distance between Buildings	Needed Fire Flow
>=31	750
11--30'	1,000
10' or less	1,500

There shall be a minimum of one (1) fire hydrant provided for every one thousand (1,000) gpm required.

Locations and numbers of hydrants will be required based on distance between buildings.

Distance from or spacing of fire hydrants shall be a maximum of five hundred (500) feet from the furthest point of any Structure as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. Fire hydrants shall be connected to water mains of six-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of eight-inch mains in all other areas. Connection to dead end stubs are acceptable, provided that said stubbed water main is not less than eight (8) inches and will provide acceptable flow.

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2' clearance to each side and 4' clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants Shall be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

TABLE INSET:

Class AA	Rated capacity of 1500 gpm or greater
Class A	Rated capacity of 1000-1499 gpm
Class B	Rated capacity of 500-999 gpm
Class C	Rated capacity of less than 500 gpm

All barrels are to be red. The tops and nozzle caps will be painted with the following capacity indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

TABLE INSET:

Class AA	Light Blue
Class A	Green
Class B	Orange
Class C	Red

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